

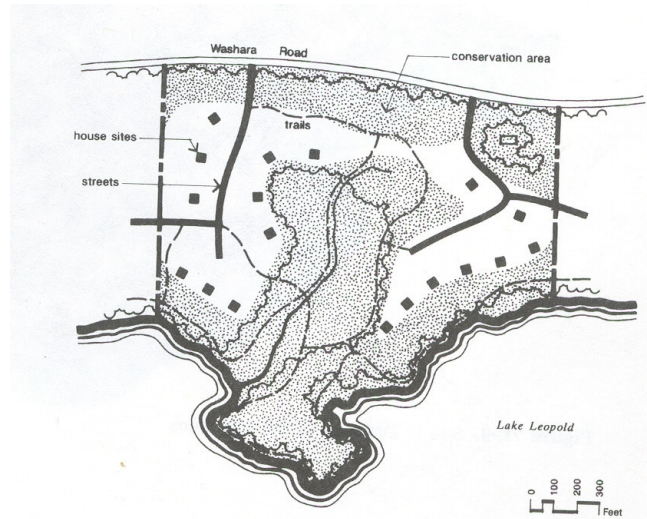
Dividing Land in the Town of Buffalo....

This brochure provides a summary of the Town of Buffalo's Land Division and Subdivision Ordinance..

The ordinance was prepared in 2004 after the Town of Buffalo Smart Growth Comprehensive Plan was completed. This Ordinance is intended to provide a fair procedure for dividing land in the Town of Buffalo that respects the Town's abundant natural resources and rural character.

Copies of the complete ordinance are available from the Town Clerk.

3) Align Streets.



4) Draw Lot Lines.



TOWN OF BUFFALO
Marquette County, WI

**Land Division &
Subdivision Ordinance**



Visit the Town on the Web At:
www.tn.buffalo.wi.gov

Why Develop an Ordinance?

The Town of Buffalo decided to develop this ordinance to ensure that future land divisions are done in a manner that will not jeopardize public health, safety, and welfare, protect local property values, and not overburden the Town's roads and limited tax base.

The Town is beginning to experience pressure for development. Growth pressures are expected to continue as people discover the Town's wonderful natural setting, and quiet, country atmosphere within a relatively easy commute to major employment centers. In fact, official State Projections call for 400 more residents over the next 20 years. This is a significant increase considering the Town's 2000 population was only slightly more than 1,000.

This ordinance is designed to make growth fair.

How Does the Ordinance Work?

If you are interested in dividing land in the Town of Buffalo, the first question you must answer is, "**How many lots do you want to create?**" Your answer will determine what type of requirements will apply.

If you want to create four or fewer lots, a **Minor Land Division** by certified survey map (CSM) is required. The process to create a CSM is very simple. You will first need to submit a Sketch Plan to give the Town Plan Commission an idea of the area and your plans. After the Plan Commission reviews and comments on this plan, you are able to submit a CSM for final approval. The complete ordinance, application forms and required fee information is available from the Town Clerk.

If you want to create more than four lots a **Conservation Design Subdivision** is needed. This innovative approach is intended to help maintain natural areas, scenic views, wildlife habitat, and generally minimize the impact of development on the Town. The ordinance, application forms, and required fee information is available from the Town Clerk.

Minor Land Division - 4 or fewer parcels

A minor land division is intended to be a very simple process for dividing land into up to 4 parcels. The Town's ordinance requires a minimum parcel size of 5 acres. It also provides basic design standards.

A maximum of one (1) CSM may be created for each 40 acres of land in the Town. Once a CSM is created from a parent parcel (e.g. original parcel in existence on the date this ordinance is adopted), any additional CSM's created cannot exceed one CSM for each 40 acres of the original parent parcel.

Conservation Design Subdivision

Conservation Design Subdivisions allow for the division of land into more than 4 parcels. The minimum parcel size is 2 acres. Furthermore, the ordinance requires that at least 45% of the site, in addition to any undevelopable areas (e.g. floodplains, wetlands, waterways) be preserved as permanent open space.

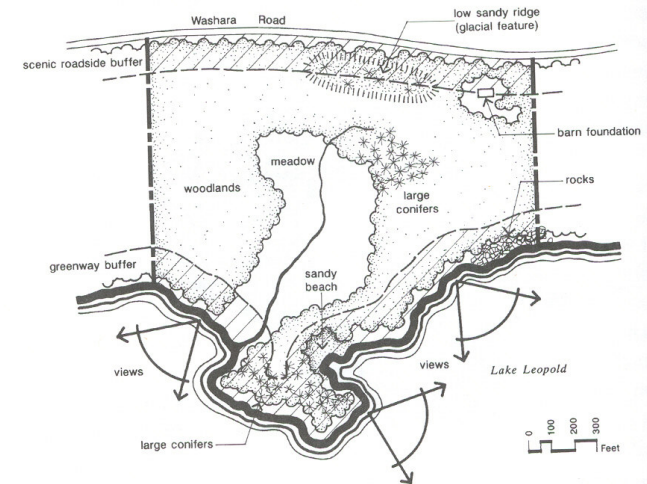
The process for developing a Conservation Design Subdivision begins with a Sketch Plan. This basic drawing is meant to illustrate your general idea for development. Once approved by the Plan Commission, a Pre-Preliminary Plat, then a Preliminary Plat may be submitted for approval, followed by a Final Plat.

What follows is a general overview for creating a Conservation Design Subdivision. The process involves four easy steps:

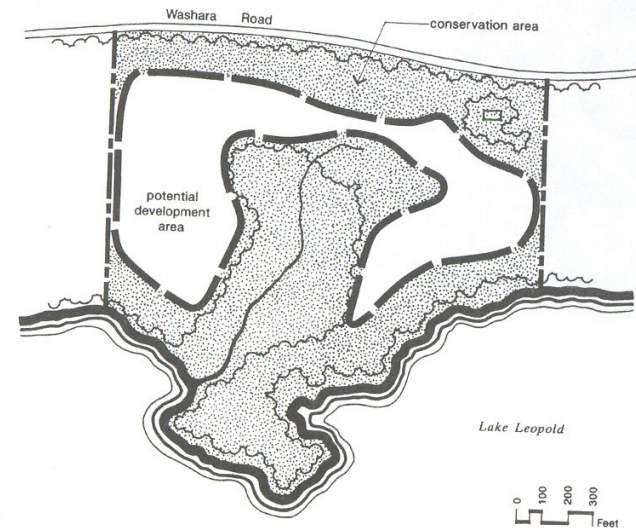
- 1) Identify Conservation Areas
- 2) Select Development Areas
- 3) Align Streets (and trails if any)
- 4) Draw the Lot Lines



- 1) Identify Conservation Areas (e.g. woodlands, lake frontage, views, meadow, rock outcroppings, etc.).



- 2) Select Development Areas.



Steps 3 & 4 are on the Back Panel....